



Broad Oak House
Broadoak | Newnham | Gloucestershire | GL14 1JB

STEP INSIDE

Broad Oak House

An opportunity to acquire a handsome eight-bedroom Grade II listed Georgian residence on the edge of the ever-popular village of Newnham-on-Severn. While some modernisation is required, the property retains a wealth of period features and a sense of grandeur. Whether you're looking for a substantial family home, space for multigenerational living, or the potential for a boutique guesthouse, this is a home with plenty of scope.

Location and situation

The Forest of Dean is one of England's oldest and most characterful woodlands, covering over 42 square miles of ancient forest, rolling hills, and hidden valleys. It's a designated Area of Outstanding Natural Beauty and a haven for those who love the outdoors. From walking and cycling to horse riding, climbing, and wild swimming, there's no shortage of ways to explore its stunning scenery. Family attractions such as Puzzlewood, the Dean Forest Railway, and Clearwell Caves bring the area's rich heritage to life, while quiet trails and view points like Symonds Yat Rock offer peaceful escapes and breathtaking vistas over the River Wye.

Beyond its natural beauty, the Forest of Dean is home to a vibrant local culture. You'll find a creative community of artists and makers, cosy pubs, farm shops, and local food producers tucked away in the villages and market towns scattered throughout the area. Whether you're looking for adventure or a slower pace, the forest offers something for everyone—making it a perfect backdrop for daily life and a real draw for those living in or near Newnham on Severn.

Newnham on Severn is a well-connected riverside village set along the A48, making it an excellent choice for commuters. Gloucester is just 13 miles to the north-east, with Chepstow 19 miles south, Monmouth 18 miles west, and both Cheltenham and Bristol within 25 and 34 miles respectively. The A48 provides direct access to the M5 and M4, offering straightforward routes to the Midlands, South Wales, and the South West. This prime position makes Newnham especially attractive to those working in multiple centres while enjoying the benefits of village life.

While the A48 runs through the village, it brings with it the convenience of superb connectivity. Newnham has a friendly community feel and offers day-to-day amenities including a local shop, café, pub, and primary school. The surrounding countryside is stunning, with the Forest of Dean close by and the Wye Valley within easy reach, offering a wide range of outdoor activities. There are several well-regarded state and independent schools nearby, with grammar schools in

Gloucester and private schools in Chepstow and Monmouth all within commuting distance.

Step Inside

This property is a former schoolhouse, with parts dating back to the 1700s, showcasing a Georgian façade and period features such as sash windows, high ceilings, fireplaces, and elegant arches.

Step through the entrance porch and into the spacious entrance hall, which immediately sets the tone with its period doors, soaring ceilings, and grand staircase ahead. The previous owners enjoyed a multi-generational living arrangement, comfortably occupying separate halves of the house, which accounts for the unique feature of having two kitchens and separate services. The layout is well-suited for multi-generational living, should that be desired.

At the rear of the property are two additional reception rooms, including a formal dining room with a recessed crockery display case and a glass wall that separates it from the entrance hall—a striking feature. The main lounge also boasts character, with ceiling beams, a beautiful inset feature archway, and French doors opening out to the garden.

Step down into the first of two kitchens, which features wooden units, integrated appliances, and a door leading to the garden. There's also a rear door that opens into an inner hallway, providing access to a cloakroom, storage, and a door leading to the cellar. Another door leads into the second kitchen, which also includes wooden units and connects back to the entrance hall.

Glide up the magnificent staircase to the first floor, where, just off the half landing, you'll find a convenient shower room. Continue upwards to the first of four spacious double bedrooms and a bathroom that, in its day, would have been quite sumptuous, with a separate shower, wash basin, WC, and a bath taking pride of place in the centre of the room. The principal bedroom is a suite, complete with a walk-in wardrobe, a beautiful fireplace, stunning views over the garden towards the river, and a large en-suite bathroom.

The staircase continues upwards to three further bedrooms and a Jack-and-Jill shower room. The second floor reveals more of the property's history as a school, with visible markings where the children once etched their names into the staircase banister.









STEP OUTSIDE

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Step Outside

A gated entrance leads to a meticulously maintained lawn, centred around a beautiful mature tree, with colourful, established flower borders lining the edges. Ample off-road parking is available in front of an impressive detached barn, still bearing the name "Broad House School" on its facade. The barn was granted planning permission in 2011 for conversion into a holiday let, though this permission has since lapsed.

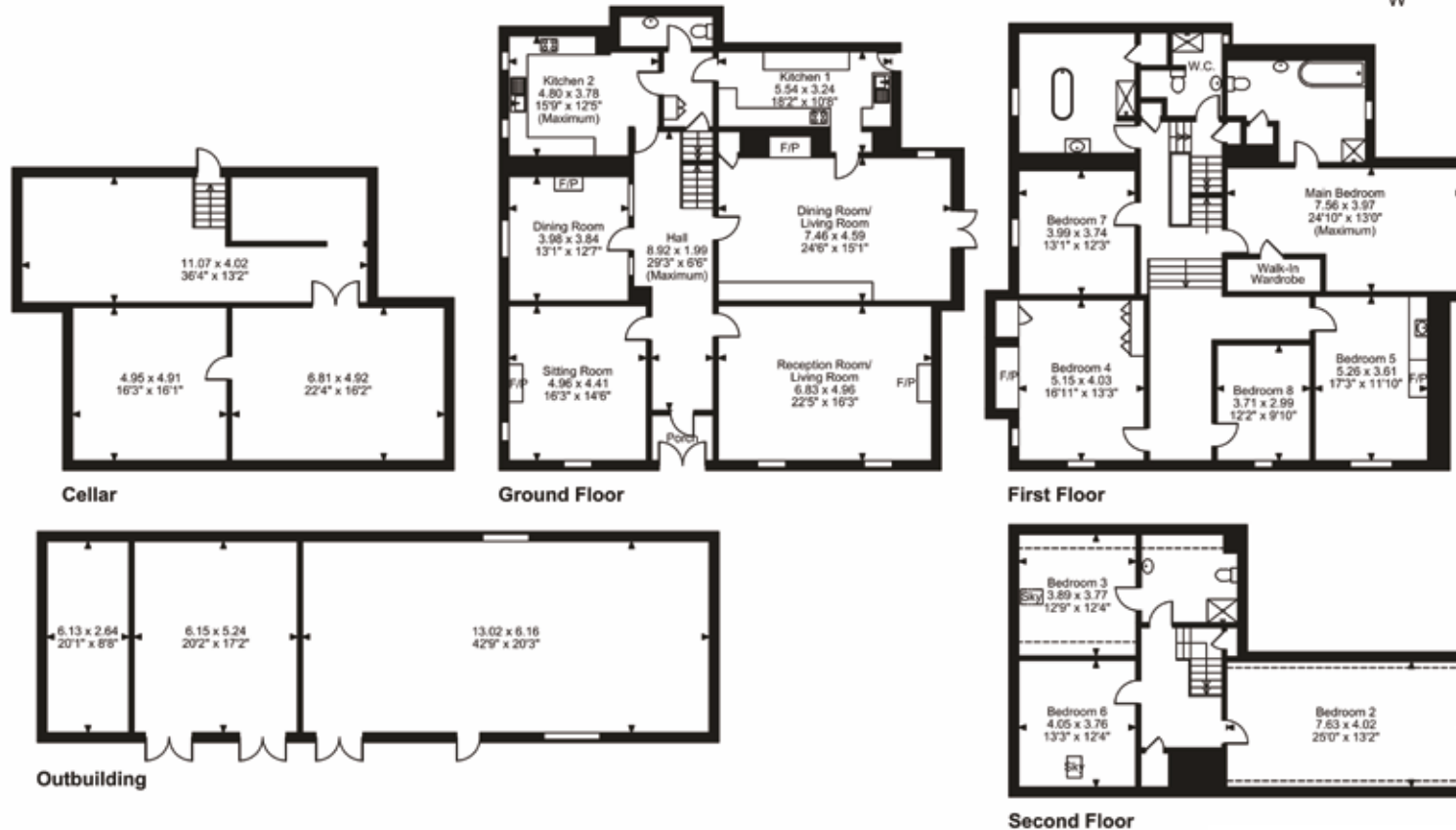
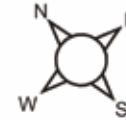
The rear walled garden is primarily laid to lawn, bordered by mature flowers and shrubs in a delightful array of colours. The high wall offers exceptional privacy from the attached neighbouring property. At the far end of the lawn, steps lead to a wonderful viewpoint, where you can enjoy sweeping views of the River Severn, following its curve as it meanders through the landscape. This stunning view can be admired from both the house and the garden.

Directions

W3W: saints.tricycle.plodded



Broad Oak House , Broadoak, Newnham
Approximate Gross Internal Area
Main House = 5713 Sq Ft/531 Sq M
Outbuilding = 1399 Sq Ft/130 Sq M
Total = 7112 Sq Ft/661 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: G
Tenure: Freehold

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